

drawings or between the drawings

and actual field conditions shall be

reported to the designer. Corrections

or instructions shall be issued by the

designer prior to the execution of the

work. By submitting a bid for the work

the contractor verifies that he and

appropriate subcontractors have

site conditions visible from the

7.All materials and equipment

familiarized themselves with actual

exterior or interior of the premises or

from accessible attic and under-floor

be new and free of faults and defects.

8. Shop drawings, samples, catalog

information shall be submitted to the

requested. No partion of such work or

such materials shall be commenced

or ordered until submittal has been

approved by the designer or owner.

9. The Designer as the owner's agent

shall decide all questions as to the

the materials and workmanship.

Architect's decision in all matters

pertaining to aesthetics shall be final.

The contractor shall guarantee all

material and workmanship for a

period of one year from the date of

completion of the project. This is in

effect.

specified.

addition to any other equipment and

material warranties and guarantees in

11. Obtain any necessary permit from

Industrial Safety prior to the issuance

greater than 5 feet in depth into which

trades requiring load time of ordering

shall be scheduled by the contractor

to allow for the timely execution of

the work. No changes or extras will

be granted for material ordered with

insufficient time for their proper

construction and implementation.

Contractor shall notify the architect

within 7 days of signing the contract

for construction of any problems in

obtaining the materials and finishes

14. Contractor shall be responsible

for all damages done to existing work

during construction, and shall repair

and refinish such damages to former

condition of no expense to the owner.

Contractor shall be responsible for

maintaining the premises in a clean

and safe condition at all times.

the State of California Division of

of grading permits for any trenches

a person is required to descend.

12. All materials, equipment, or

aspects of his work against defects in

cuts, project data, performance

brochures and other and other

designer and/or owner when

charts, instruction manuals,

DRAWING SYMBOLS NORTH ARROW CENTER LINE PROPERTY LINE HIDDEN/CONCEALED LINE **ELEVATION CONTROL** SPOT ELEVATION WORK POINT DATUM LINE EXIST. HORIZ. GRIDLINE NEW HORIZ. GRIDLINE EXIST. VERT. GRIDLINE NEW VERT. GRIDLINE ELEVATION **BUILDING SECTION** DETAIL/WALL SECTION DETAIL REFERENCE DETAIL ENLARGEMENT INTERIOR ELEVATION X DOOR NUMBER WINDOW TYPE (1)WALL TYPE ROOM NAME/NUMBER KEY NOTE LIGHT FIXTURE DETAIL REVISION REFERENCE

ABBREVIATIONS AND **ANGLE**

ACR

ADJ.

A.F.F.

AGGR.

ASB.

ASPH.

BLK.

BLKG.

BOT. BRZ.

CAB.

C.B.

CEM.

CLG. CLKG.

C.M.U.

CNTR. C.O.

COL.

CONC

CONN. CONST.

CONT.

CORR

CTR. CTSK.

CU. FT

DIM. DISP.

DWN D.O.

ELEV.

E.M.

EMER.

ENAM. ENCL. E.P.

E.W.C.

EXP. EXPAN. EXT.

Meadowbrook Rd Meadowbrook Rd

Boston St

Sonoma Dr

Morada Pl

New York Dr

ton St

ırada Pl

EXIST.(E)

ARCHITECTURAL

ASBESTOS

BITUMINOUS BUILDING

BI OCKING

ASPHALT

BOARD

BLOCK

BOTTOM

BRONZE

CABINET

CEMENT

CATCH BASIN

CERAMIC CORNER GUARI

CEILING HEIGHT

CONTROL JOINT

CASED OPENING

COMPOSTION

CONNECTION

CONSTRUCTION

CEMENT PLASTER

CONTINUOUS

CARPET CERAMIC TILE

COUNTERSUNK

CUBIC FEET

DEPARTMENT

DRINKING FOUNTAIN

CORRIDOR

CENTER

DOUBLE

DIAMETER

DIMENSION

DISPENSER

DOOR OPENING

DRY STANDPIPE

EXPANSION JOINT

ELASTOMERIC MEMBRANE

ELECTRICAL PANELBOARD

EXPENDED POLYETHYLENE

ELECTRIC WATER COOLER

ELEVATION

ELEVATOR

ENAMEL

ELECTRICAL

EMERGENCY

ENCLOSURE

JOINT FILLER

EQUIPMENT

EXISTING

EXPOSED

EXPANSION

EXTERIOR

Morada

® 2014 Microsoft Corporation∰ 2014 Nokia

VICINITY MAP

DOWNSPOUT

DRAWFR

EAST

EACH

DETAIL

CONCRETE MASONRY UNIT

CAST IRON

CAULKING

COUNTER

COLUMN

CONCRETE

FIRE ALARM **FACTORY** FLAT BAR F.C.R.C. LUOROCARBON CENTERLINE DIAMETER OR ROUND FLOOR DRAIN F.D. POUND OR NUMBER ABOVE **FOUNDATION** FIRE EXTINGUISHER ACCES. ACCESSIBLE ACOUS. ACOUSTICAL ACRYLIC ACOUSTICAL TILE F.F. AREA DRAIN F.H.C. ADJUSTIBLE FIN. ABOVE FINISH FLOOR FLASH'G **AGGREGATE** ALUMINUM ACCESS PANEL

FIRE EXTINGUISHER FINISH FLR., FINISH FACE FIRE HOSE CABINET FINISH (ED) FLASHING FLUORESCENT F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.S. FACE OF STUD FPRF. FIREPROOF FLOOR SINK FTG. FOOTING FURR. **FURRING** FUT. **FUTURE** GAUGE GALV. **GALVANIZED** GRAB BAR

GYP.

HBD.

HGT./HT

HORIZ.

HR. HWD.

I.D.

KIT.

LAB.

LAM.

LAV.

N.I.C.

N.T.S.

O.A. OBS. O.C. O.D.

OFF. OPNG.

OPP. OPP.HD.

NO. or

ILLUM.

H.M.

GYPSUM BOARD GALVANIZED IRON GRADE GYPSUM HIGH HARDENER HOSE BIBB HARDBOARD **ACCESSIBLE** HOLLOW CORE HARDWARE HEIGHT HOLLOW METAL

HORIZONTAL HARDWOOD INSIDE DIAMETER ILLUMINATED INSUL./INS.INSULATION INTERIOR **JANITOR** JOINT KITCHEN LABORATORY LAMINATE LAVATORY LOCKER LIGHT

LKR. MAR MARBLE MAX. MAXIMUM M.C. MEDICINE CABINE MECHANICAL MEMB. MEMBRANE MFR. MANUE MANHOLE MINIMUN MIRROR M.O. MTD. MTL. MUL. MASONRY OPENING MOUNTED EXPOSED CONSTRUCTION METAL EXPOSED CONSTRUCTION PAINTED MULLION

NORTH

NATURAL

NUMBER

NOMINAL

OVERALLL

OBSCURE

OFFICE

OPENING

U.N.O./U.O.N VERT. VEST. NOT IN CONTRACT V.W.C. NOT TO SCALE W.H. ON CENTER W/0 OUTSIDE DIAMETER W.R. WSCT. OPPOSITE HAND

PAINT PERFORATED PLATE PLASTIC LAMINATE PLASTER PLYWD./PWD. PLYWOOD PANEL PAIR

PERF.

P.LAM.

PLAS.

P.T.D.

P.T.D/R

P.T.R.

PUMS.

PUS.

PVC.

Q.T.

RAD.

REF./RE.

RESIL.

RGTR.

R.O.

RWD.

R.W.L

S.C. S.C.D

SECT. SHT.

SIM.

S.N.D.

S.N.R.

SPEC.

SRS. S.S.

S.SK. ST./STL.

STD. STOR.

SYM.

T.&G.

T.P.D.

W.W.F.

STR./STRUC

STEEL

STATION

STANDARD

STORAGE

STRUCTURAL

SUSPENDED

SYMMETRICAL

TOWEL BAR

TELEPHONE

THRESHOLD

TELEVISION

UNDER CUT

UNFINISHED

VESTIBULE

WATER CLOSET

WATER HEATER

WATERPROOF

WATER RESISTANT

WOVEN WIRE FABRIC

WEST

WITH

WOOD

WITHOUT

WAINSCOT

VINYL WALL COVERING

TYPICAL

TOP OF WALL

TERRAZZO

TOP OF CURB

TONGUE AND GROOVE

TOP OF PAVEMENT

SCHED

REIN./REINF

PAINTED PAPER TOWEL DISPENER COMBINATION PAPER TOWEL DISPENSER AND RECEPTACLE PARTITION PAPER TOWEL RECEPTACLE POLYURETHANE MODIFIED SFALANT POLYURETHANE SEALANT POLYVINYL CHLORIDE QUARRY TILE RISER

RADIUS RUBBER BASE ROOF DRAIN REFERENCE / REFER TO REFRIGERATOR REINFORCED (ING) REQUIRED RESILIENT REGISTER ROUGH OPENING REDWOOD RAIN WATER LEADER SOLID CORE SEAT COVER DISPENSER

SCHEDULE SOAP DISPENSER SIMII AR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION SILICON RUBBER SEALANT STAINLESS STEEL SERVICE SINK

any and all other tempoary shall also make necessary agencies for on-site service TOILET PAPER DISPENSER . UNLESS OTHEWISE NOTED VINYL COMPOSITION TILE

> Contractor shall be responsible for initiating, maintaining, and supervising all safetly and security precaution programs in connection with the work.

mentioned utilities.

GENERAL NOTES

1. The intent of these drawings is to 6. Contractor shall verify all provide a complete and finished job in conditions and measurements of the all respects. Contractor is to make all job site. Discrepancies in the accurate field inspections of all aspects of the job, verify all dimensions and site conditions prior to starting work, and notify the designer of any discrepancies or required information that does not appear on the drawings.

2. All work, construction and materials shall comply with all provisions of the current edition of all relevant Building, Zoning, Mechnical, Plumbing, Electrical, Accessibility and Fire Safety Codes in effect and with all other rules, regulations and ordinances governing the place of the furnished under the contractor shall building. Code requirements take precedence over the drawings, and it shall be the responsibility of anyone supplying labor or materials of both to install or perform his work in comformance with above mentioned codes, and to bring to the attention of the designer any discrepancies of conflicts between the drawings and the provisions of the code prior to construction.

3. Where any conflict occurs between the requirements of federal, state or local laws, codes, ordinances, rules or regulations the most stringent shall intent of the drawings and merit of govern.

4. Contractor to secure necessary demolition permits, prior to the excavation of the work and shall take full resposibility for any and all shoring, cribbing, scoffolding, and supporting devices required for the excavation of this work. Contractor arrangements with the governing power, phone, cable, sewer, water, storm drain, gas, and all other municipal, state, county and utility interruption, location of new and existing to be relocated utilities, temporary services, realignments of surface meters, vaults, and plates or any aspect of the project requiring similar liason and and coordination. All utility equipment, meters, panels, overhead lines and exposed piping shall be located precisely as shown on the drawings: when not shown, coordinate location with designer prior to commencing work. The owner will be responsible for all fees involved in the relocation of above

15.Unless noted otherwise in the drawings all dimensions are to the outside face of stud of the dimension assembly. It is the contractor's responsibility to allow for the finish materials when positioning wall, floor and roof framing as required to yield the visible lines and planes described

in the drawings.

16. CSI notation refers to material and labor subconstracts that the designer assumes will provide the items as noted. Contractor may at his discretion let and reorganize responsibility as he determines necessary.

17. Top of steel elevations are provided in the drawings as an aid to the steel subcontractor: notwithstanding, the contractor shall bear responsibility for verifying elevations in general submission of shop drawings shall be constructed as said verification and acceptance. designer shall be notified immediately of any conflicts or inconsistencies.

18. This project has been modelled 2-dimensionally on AUTO-CAD 2008, and said computer files may be obtained for use in structural calculation or any other engineering consultation upon written request to the designer. The computer files may not be requested by the owner or contractor.

19. The intent of this project is to construct the buildings described herein. Additional information will be provided by the designer as requested by the contractor in specific areas but any such provision shall in no way relieve the contractor of his responsibility to provide the building described in the contract documents.

20. The contract documents consist of the following: 1. Drawings as listed in Sheet index hereon.

2. Structural calculations 3. All adgenda and modification issued prior to and after execution of 4. CA Title 24 requirements

21. The owner reserves the right to enter upon the site and into the building, and to occupy portions of the building prior to the date of substantial completion, provided some does not interefere with the work under the contract. Exercise of this right shall in no way be deemed to be acceptance by the owner of the

DESIGN & MANAGEMENT RASH STUDIO 155 N Lake Ave., 8th Floor 22. In case of conflicting information Pasadena, CA 91101 within the contract documents: TEL 626 376 1863 1. Larger scale drawings shall

Notes in the specifications shall have precedence over unnoted drawings. Notes in the drawing shall have

have precedence over smaller scale

drawings.

conflict arises.

project

employ other contractors in

connection with this project

to furnish various materials, fixtures,

contractor in connection with this

29. The owner reserves the right,

adjusted accordingly.

without invalidating the contract, to

order extra work or make changes by

altering, adding to or deducting from

the work, with the contract sum being

074.866 14 - 8-66 6809786677 680110209

PARCEL MAP

and equipments to be installed by the

precedence over notes in the 1010 N Central Ave., Suite 460 specification. Glendale, CA 91202 4. Dimensions in the drawings TEL 949 395 6954 shall have precedence over scaled **ENERGY CALCULATIONS** dimensions. RASH STUDIO Notify the designer immediately when

TEL 626 376 1863 23. The owner expressly reserves the right to let other contracts and to CERTIFIED ARBORIST WILLIAM MCKINLEY & ASSOCIATES 1734 Del Valle Ave., contracted prior to starting work. In Glendale, CA 91208 addition, the owner reserves the right TEL 818 426 2432

CONSULTANTS

KWEI CONSULTING ENG., INC.

155 N Lake Ave., 8th Floor

Pasadena, CA 91101

Peter Kwei, P.E.

STRUCTURAL

BUILDING DEPARTMENT INFORMATION

PROJECT NAME: Simmonds Home Addition

BUILDING CODE: 2013 California Building Code 2013 California Mechanical Code 2013 California Electrical Code 2013 California Plumbing Code 2013 California Fire Code 2013 California Energy Code 2013 California Residential Code 2013 California Green Building Code

Latest LA County Code

OCCUPANCY: Group R-3 / U

TYPE OF CONSTRUCTION: Type V-B

SPRINKLERS: No (Addition < 50% of Existing House)

LOT AREA: 9,120 f² MAX. ALLOWABLE LOT COVERAGE & GSA:

(9,120 f² x 25%)+ 1,000 $= 3,280 f^2$

BUILDING AREA: Existing House = 1,472 f²

Existing Attached Carport = 200 f2 Existing Covered Front Porch = 108 f²

Proposed Home Addition = 498 f²

Proposed Lot Coverage Area = 1,472 (exist. house footprint) + 108 (porch) + 200 (exist. carport) +498 (addition) + 22 (exist. patio) = 2,300 f2 (25.2 %)

Total Floor Area = 1,472 + 498 $= 1,970 f^2 (21.6 \%)$

LANDSCAPE (EXISTING): Total front yard area = 1,640 f² Total Hardscape area = 347 f² Front yard Hardcape % = 21.2 %

REAR YARD COVERAGE: Total Rear Yard = 1,500 f² (60 X 25) Total Structural Area = 439 f²

Total Hardscape area = 141 f² (Actual CAD)

Rear Yard Coverage % = 352/1500 = 23.5 %

ZONING: R-1-7500 (Single-Family Residential)

BUILDING HEIGHT (Existing) 15'-8" (highest point of proposed addition) = 15'-8"

LOCATION ON PROPERTY:

PARKING: One carport (Existing)

PROGRAMS: Existing: 1 kitchen, 1 dining, 1 living, 2 bedrooms, 2 bath Proposed: 1 kitchen, 1 dining, 1 living, 4 bedrooms, 3 baths

PROJECT INFORMATION

PROJECT NAME: Simmonds Home Addition

PROJECT ADDRESS:

Altadena, CA 91001 APPLICANT: Richard Su., Assoc, AIA, LEED AP

155 N Lake Ave., 8th Floor

1185 Morada Pl

TEL 626 376 1863 OWNER: Kendall & Trecia Simmonds 1185 Morada Pl.,

Altadena, CA 91001

TEL 917 414 6731

Pasadena, CA 91101

PROJECT DESCRIPTION:

498 S.F. single story, home addition to the rear of existing single family house, consisting of two bedrooms and one bath - Remodel 200 s.f. of existing closets to be converted to hallway

LEGAL DESCRIPTION: TRACT # 926 E 50 FT OF W 57 FT OF

ASSESSOR'S PARCEL NUMBER: 5847-013-014

SHEET INDEX

COVERSHEET/GENERAL NOTES

ARCHITECTURAL SITE IMPROVEMENT PLAN SITE PLAN & OAK TREE DIAGRAM FLOOR PLANS ELEVATIONS

STRUCTURAL

T24 ENERGY CALCULATIONS CF-1R, MF-1R CF-1R, MF-1R (2)

> GREEN BUILDING REQUIREMENTS: Yes, all existing trees are preserved

DROUGHT-TOLERANT LANDSCAPING REQUIREMENTS: N.A. Project scope is less than 10,000 f

LOW IMPACT DEVELOPMENT REQUIREMENTS: Existing Impervious Area: 3,793 f² (Actual CAD dimension)

50% of Existing Impervious Area: 1,897 f²

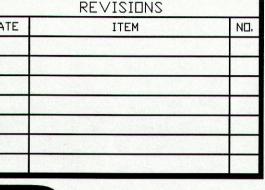
New impervious Area: 36 f²

Proposed Altered Impervious Area: 498 f2 Total Altered/ New Impervious Area = 534 f2 < 1.897 f2

L.I.D. is not applicable to this project

	PRINTS ISSUED	
DATE	PURPOSE	ND
		Transition of the State
		+

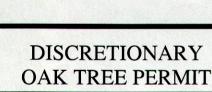
FOR CONSTRUCTION





1010 N CENTRAL AVE., SUITE 460 GLENDALE, CA 91202 626.376.1863





These documents are not to be reproduced or used for any other purpose other than originally intented unless authorized in writing by the designer.

Contractor/Individual shall verify all field conditions for conformance to drawing before starting construction. All meansurements are subject to verification by the Contractor and he shall notify the designer of any discrepances prior to fabrication of construction. Owner:

Contractor/ Individual:

PROJECT NUMBER

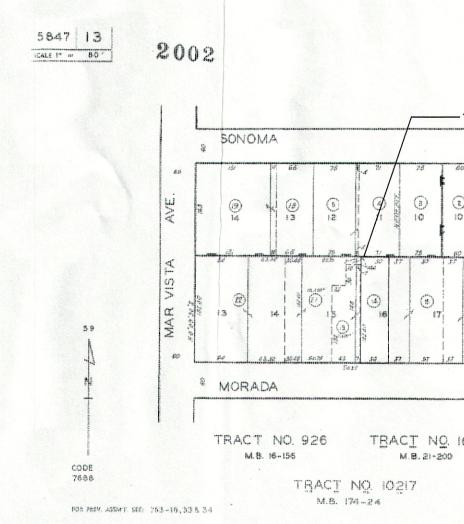
SIMMONDS HOME ADDITION

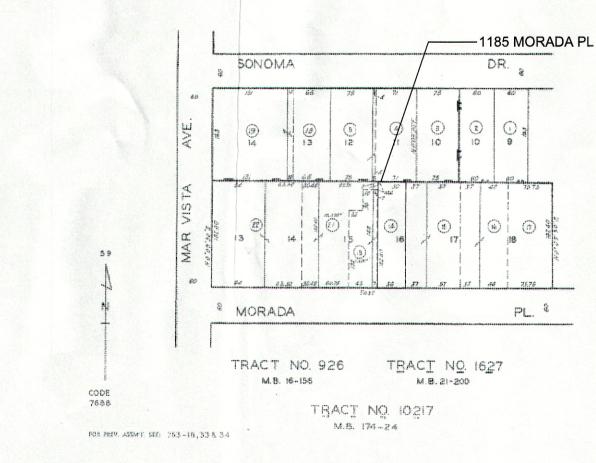
1185 MORADA PL ALTADENA, CA 91001

DWNER	KENDALL	917-414-6731
DESIGNER	RICHARD SU	626-376-1863
STRUCTURE	PETER KWEI	949-395-6954
T24	RICHARD SU	626-376-1863
SURVEY	TRITECH	
ARBORIST	MCKINLEY	

PROPOSAL HOME ADDITION COVER SHEET/PROJECT DATA SHEET TITLE SHEET NUMBER

PL. 8 TRACT NO. 1627 M.B. 21-200 COUNTY OF LOS AMOFLES, CALIF.









AERIAL IMAGE

